

ANNEXATION AND GROWTH POLICY UPDATE

Working Group
Meeting #2
November 8, 2021



CITY OF SAN ANTONIO
PLANNING DEPARTMENT



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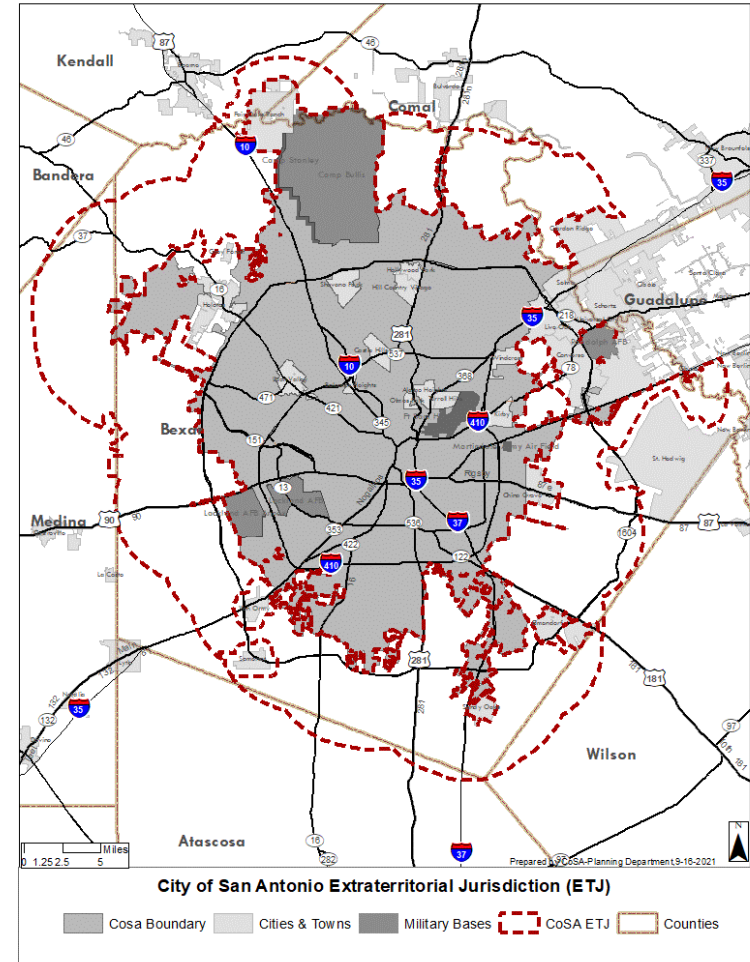
MEETING PURPOSE/AGENDA

This Meeting:

1. Project Status Update
2. Overview of Policy Framework
3. Discussion of Major Issues and Policy Directions
4. Next Steps

PROJECT PURPOSE

- San Antonio has grown through large annexations
- SA Tomorrow updated Annexation Policy in 2016
- SB 6-2017 limited annexation powers
 - Property owner initiated
 - Annexation less prominent in growth policies
- Update growth strategies and policies
 - New legal environment
 - Partnerships, special districts, and development agreements



PROJECT PURPOSE

- Engage Working Group and Community Advisory Group
- Desire to expand engagement
 - More focus groups with specific interest groups
- Additional Research
 - Cultural, historic, environmental resource mapping
 - Additional policy considerations



WHITE PAPER RECAP

1. Introduction
2. Existing Conditions
3. Issues Definition and Analysis
4. Tools in ETJ
5. Best Practices
6. Policy Approach Recommendations

BEST PRACTICES FINDINGS

- Each community has some level of policy guidance for use of various special districts
 - Tied to most commonly requested tools
- **Fort Worth and Austin**
 - Clear and deliberate Special District policies and procedures
 - Control of land use is important
- **Houston** – Greater use of Strategic Partnership Agreements (SPAs)
- Funding of infrastructure outside project boundaries is also a common use



PRIORITY ISSUES

Land Use Controls	Infrastructure and Service Provision	Funding, Financing, Fiscal Impacts
<ul style="list-style-type: none">• Coordinate growth and infrastructure• Protect assets: natural, cultural/historic, and military	<ul style="list-style-type: none">• Keeping up with growth (infrastructure)• Maintaining or improving level of service	<ul style="list-style-type: none">• Funding and financing tools for infrastructure and services• Special districts: conditions for use and approval/consent• Debt Obligation, impact to existing residents

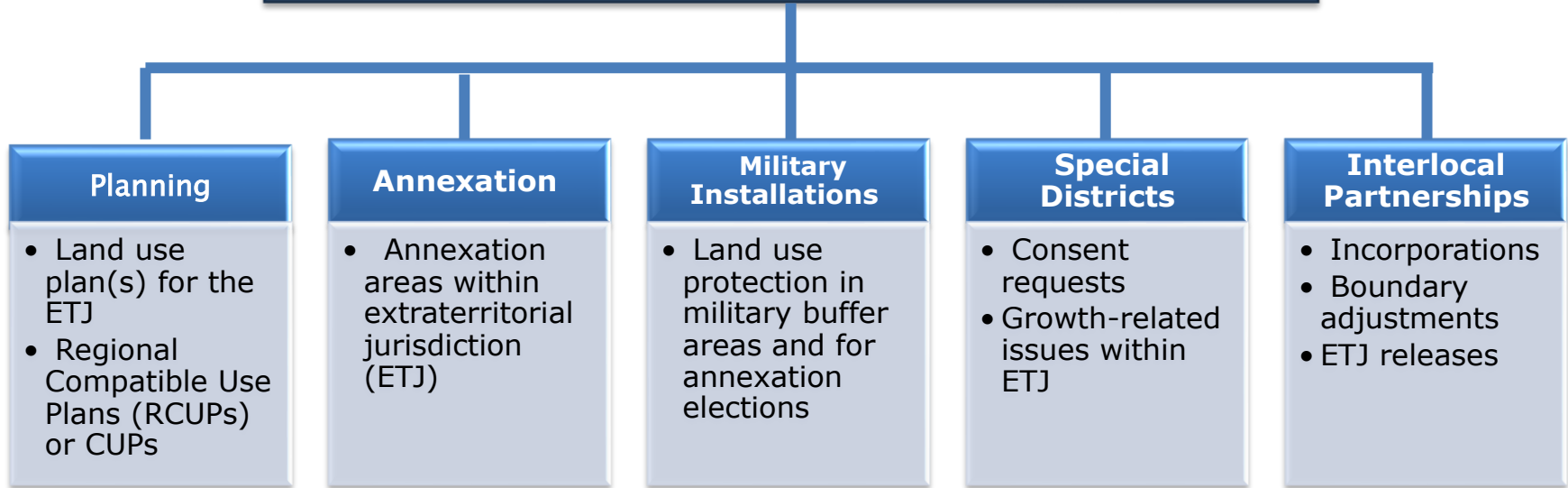
KEY TOOLS AND STRATEGIES

- Formulate Policy
 - **Create Policy Goals and/or Statements** to provide guidance and rationale for each growth management tool
- Develop Regional Land Use Plans
- Encourage Partnerships



GROWTH POLICY FRAMEWORK

Growth Management Tools



PLANNING STRATEGIES

ETJ/Regional Land Use Plans

Examples of Policy Goals

- **Protect natural and cultural/historic assets**
- **Prepare ETJ or Regional Land Use Plans to identify “Priority Growth Areas”**

Examples of Policy Statements

- Identify or include identification of historic/cultural resources including landmarks, farm and ranch, routes, battlefields and military sites in plans.
- Protect and enhance water quality of the Edwards Aquifer, surface water and other groundwater.

Regional Compatible Use Plans (RCUPs) or CUPs (*formerly JLUS*)

Examples of Policy Goal

- **Protect military assets**

Examples of Policy Statements –

- Participate in the development of RCUPs/CUPs, or Joint Land Use Studies (JLUS), or Air Installations Compatible Use Zones (AICUZ), or other compatibility plans or studies.

ANNEXATION

- **Will consider annexation of eligible areas in accordance with State law:**
 - **Consent or Voluntary Annexation Areas** including those consented through development agreements
 - **City-owned properties** (including those belonging to City-owned utilities), as soon as practical after acquisition to provide municipal authority over the property.
 - **Jurisdictional Islands** in order to provide logical planning and/or service delivery boundaries in accordance with State law.
- **Will prepare Fiscal Impact Analysis** for all proposed annexations

- May be offered to **Industrial Districts, Public Improvement Districts (PIDs), or Special Districts**
- **Must** be offered to owners of properties with **Agricultural, Wildlife Management or Timber Valuations**, if in an eligible annexation area, in accordance with state law



CONSENT CRITERIA FOR SPECIAL DISTRICT

Current CITY'S Criteria

- Petition and Matrix/table
- County's delegation of road district powers
- Provision of water, wastewater and drainage infrastructure
- No exercise of eminent domain powers
- No power to annex, expand, divide or exclude land within PID boundaries
- Consent conditions in Development Agreement

ADDITIONAL Criteria

- Yes or No evaluation format
- Has utility providers consent, coordinates utility service agreement for district, and pays for portion of infrastructure extension
- Does not create financial burden to City or City-own utility providers
- Mitigates environmental issues (agrees to pays storm water fees, low impact development, etc.)

DEVELOPMENT AGREEMENT PROVISIONS

CITY'S Provision

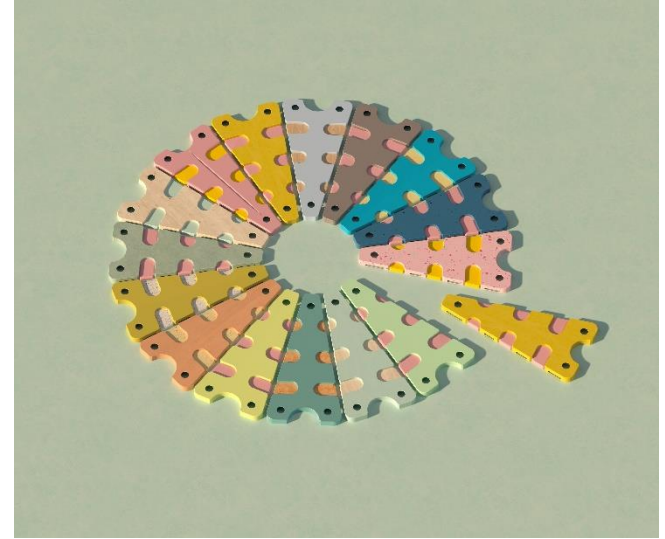
- Establish non-annexation for 30 years
- Include landowner's consents to voluntary annexation at end of term and services upon annexation
- Comply with all municipal regulations & laws applicable to all properties in ETJ
- Not exceed City's tax rates
- New application provisions and fees
- Include SPA framework
- Where applicable include Environmental/natural, historical/cultural and military Protection regulations

Additional Provisions

- Creates conformance with SA Tomorrow, Sector Plans & future regional plans
- Increases land use controls
- Extra-ordinary (public) benefit
 - Address public health and safety issues
 - Design quality, public amenities
 - Improve municipal or utility services
 - Improve or construct regional infrastructure
 - Provides improved development standards including higher street ratio connectivity and street lighting
 - Protection of environmental/natural, historic/cultural, and military assets

INTERLOCAL PARTNERSHIP STRATEGIES

- Consider the impact on the City-owned utilities when evaluating requests for Utility/Special Districts in the ETJ
- Reinforce the long-term plans of the City's utility providers and other regional service providers
- Consider the **impact of the potential economic competition** when evaluating requests for incorporations of new cities or expansion of existing cities boundaries within San Antonio's ETJ



INTER-LOCAL AGREEMENTS

- **Factors** for any corporate or ETJ adjustment with another jurisdiction:
 - **Protect its ability to expand its City limits** in the future
 - The **exchange of areas of equivalent value or revenue sharing options** with the other jurisdiction
 - **Adequate land use control** by the other municipality to protect the subject property and surrounding area
 - **Clear & logical planning boundaries** of current & proposed municipal & ETJ boundaries
 - Potentially **significant negative fiscal impacts** on the City's budget will not result if an area is released or accepted
 - The need for **City protection of environmental/natural, cultural/historic, military or other resources**;
 - The **long-term effects of cumulative municipal or ETJ releases** to other jurisdictions

NEXT STEPS

- Policy Drafting
- Working Groups and Community Advisory Group #2
 - Confirm Policy Direction
- Elected/Appointed Officials Engagement
- Policy Document
 - Draft – Spring 2022
 - Final Adoption – June 2022